

***Supplemental Report:  
FH Development Group Inc. Application - Access***

Planning Advisory Committee

Planning and Development Department

September 19, 2023



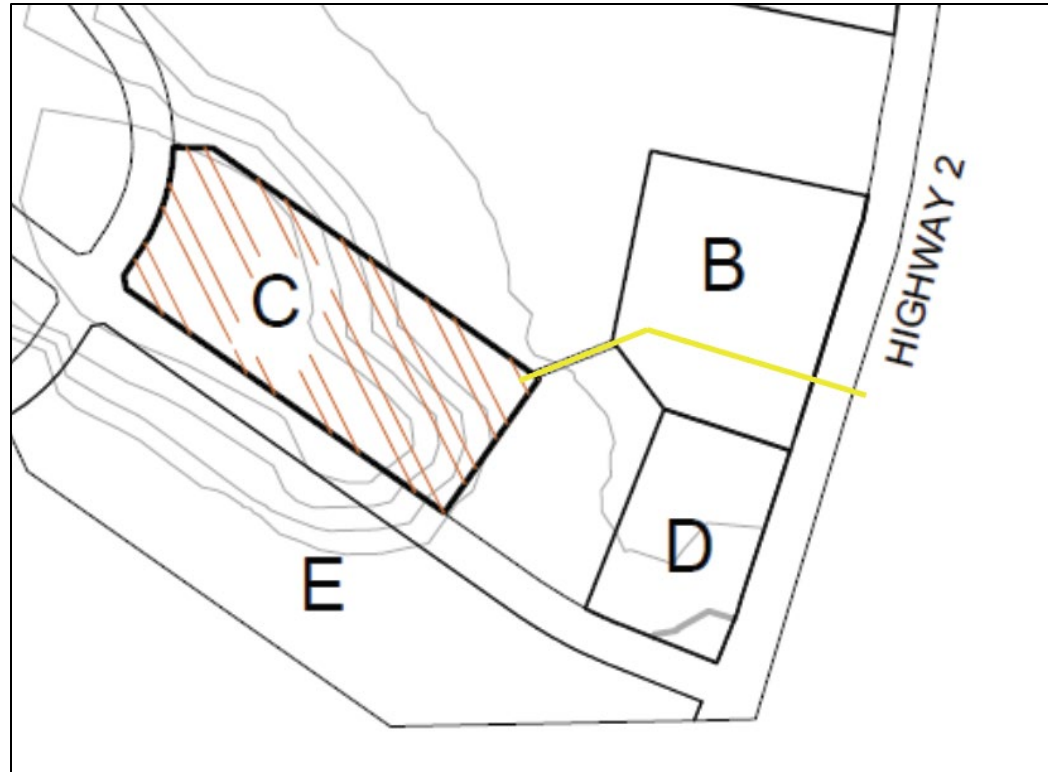
**EAST HANTS**

## Background

- At their June 2023 meeting, East Hants Council expressed concerns about the emergency egress/ingress for the proposed FH Development Group Inc. application site in Milford.
- As part of the development agreement negotiations in other master-planned communities in East Hants, developers have been able to negotiate for a minimum of 300 dwelling units on one access prior to a second road connection being made.
- However, after the Halifax wildfire events that took place in May of 2023, Council passed Motion C23(210), “...that Council direct staff to *discontinue allowing developments to exceed the 100 unit minimum before requiring a second entrance/exit when negotiating development agreements prior to coming to Council.*”

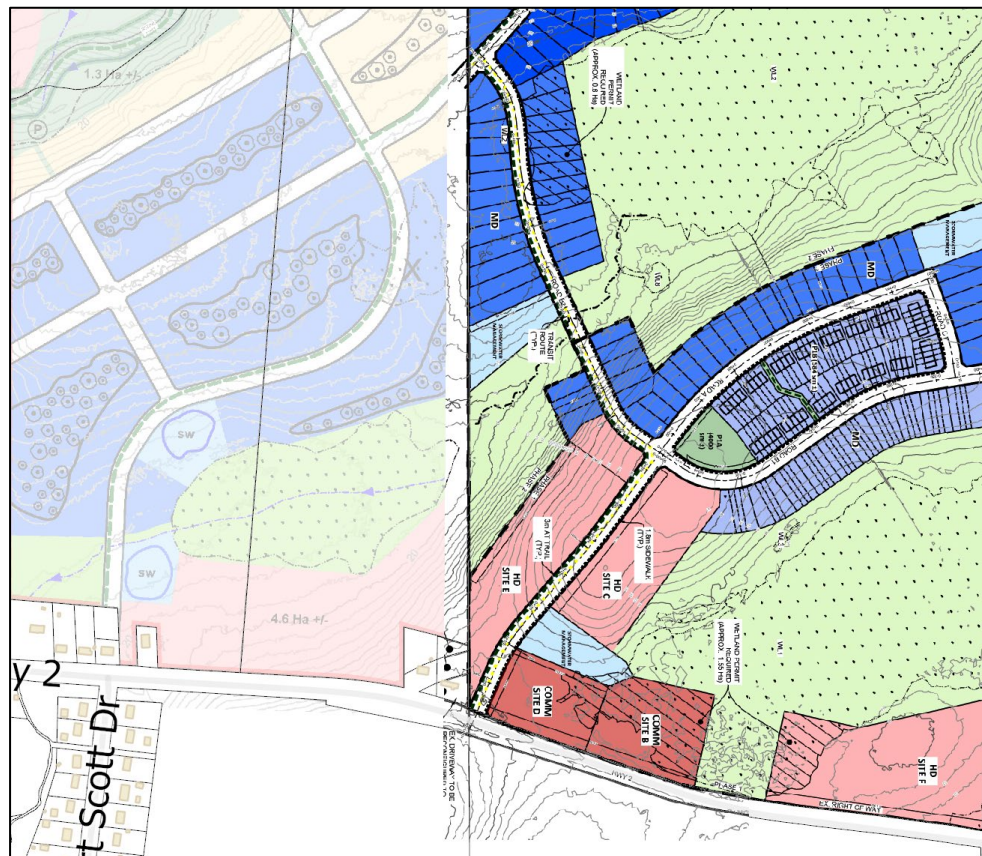
## Background

- In response to Council's motion, FH Development Group Inc. has requested that Council consider an emergency access point from the higher-density development Area C along a new proposed access point through the proposed commercial lands (Area B) and onto Highway 2.
- Essentially, this would allow residents living in the 196 dwelling units proposed for Area C to access Highway 2, through Area B, in an emergency situation.



# Background

- By providing a temporary access from Area C to Area B, 100 dwelling units from the remainder of Phase 1 would still be able to be constructed.
- In an emergency situation, the 100 dwelling units beyond Area C would use the new public road to access Highway 2.
- Once another new road is constructed and connected to the Armco Capital Inc. lands, the remainder of the dwelling units in Phase 1 of the proposed development could be completed.
- The 2<sup>nd</sup> access point would be secured by a registered easement and be maintained in the winter.



## Conclusion

- If Council accepts the access approach outlined in this supplemental staff report, the emergency access point will be added to the draft development agreement for Council's consideration at the public hearing.

## Recommendation

- Recommend that the alternative emergency be accepted for Area C.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *accept the use of the alternative emergency access point as described in the report dated September 13, 2023 and presented to PAC on September 19, 2023; and permit staff to include the requirement in the draft development agreement.*